



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Page 1 of 2

Meeting Date: April 25, 2007

Item Number: 8.B.1.c.

Subject:

Set a Public Hearing for May 23, 2007 to Consider the Sale of Approximately 57 +/- Acres of Public Land Located at the Intersection of Ironbridge Road and Courthouse Road to Ironbridge Land Company

County Administrator's Comments:

Recommend May 23. Staff will be meeting with all Board Members before May 23 to give you more detailed information about this project.
SLP

County Administrator:

Board Action Requested:

The Board is requested to set a public hearing for May 23, 2007 to consider the sale of approximately 57 +/- acres of public land located at the intersection of Ironbridge Road and Courthouse Road to Ironbridge Land Company.

Summary of Information:

The County has received an offer from Ironbridge Land Company to purchase property owned by the County containing approximately 57 acres located at the intersection of Ironbridge Road and Courthouse Road. The property is located adjacent to Spencer's Oil Company. The Master Plan for the County complex designates this property for private development, but the site is impaired by significant environmental issues associated with the adjacent use of the property as a service station and also due to significant wetlands on the site. The site also has limited vehicular access. The offer from Ironbridge Land is \$5,000,000. The Assessor's Office has determined that the offer reflects the property's fair market value. The prospective purchaser has also negotiated a contract to purchase the adjacent Spencer property and together the sites will be developed for retail use. The contract calls for

Preparer: _____
Steven L. Micas

Title: County Attorney
0623:75055.1

Attachments:



Yes



No

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**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
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an initial \$20,000 deposit to be paid by the purchaser and allows the purchaser an initial 540-day feasibility study period to determine the feasibility of developing the property for the intended use. The contract requires that the purchaser submit a rezoning application for the property at the end of the feasibility period which will include the Spencer property. This application will seek a conditional use planned development which will include a request for downzoning on the Spencer tract from the existing C-5 zoning. Staff recommends setting a public hearing to consider entering into the purchase contract and ultimately conveying the property to Ironbridge Land Company.



**CHESTERFIELD COUNTY
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Page 1 of 2

Meeting Date: April 25, 2007

Item Number: 8.B.2.e.

Subject:

Adoption of Resolution Consenting to the Transfer of Title to the Maggie Walker Governor's School from the Maggie Walker Renovation Foundation LLC to the Regional Board of the Maggie Walker Governor's School

County Administrator's Comments:

Recommend Approval

County Administrator: _____

ASR

Board Action Requested:

The Board is requested to adopt the attached resolution consenting to transfer of title to the Maggie Walker Governor's School to the Regional Board of the Maggie Walker Governor's School.

Summary of Information:

When the Richmond regional Governor's School was moved from Thomas Jefferson High School to Maggie Walker High School in the early 1990s, a private limited liability corporation, the Maggie Walker Renovation Foundation LLC, was created to finance the renovation of Maggie Walker and take title to the property from the City of Richmond. Since that time, the Renovation Foundation has owned the property, although the school is operated by a Regional Governor's School Board, which is composed of one member appointed by each of the eleven participating jurisdictions. The participating jurisdictions are Chesterfield, Henrico, Richmond, Hanover, Powhatan, Goochland, New Kent, Charles City, Petersburg, Prince George, and King and Queen.

Preparer: Steven L. Micas

Title: County Attorney
0505:75026.1(75027.1)

Attachments:



Yes



No

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**CHESTERFIELD COUNTY
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Since the Renovation Foundation is a private corporation, it pays taxes to the City of Richmond on the property, and it passes the cost of those taxes on to the Regional Board in rent paid pursuant to a lease agreement between the Regional Board and the Renovation Foundation. This year, the General Assembly enacted a change of law which allows Regional Boards to avoid this tax liability by owning real estate in their own name, provided that all of the participating localities and their school boards consent by adopting a resolution. The Regional Board has requested that all of the participating localities and their school boards adopt the attached resolution consenting to the Regional Board taking title to the Maggie Walker Governor's School from the Renovation Foundation. The Chesterfield County School Board adopted such a resolution on March 27.

The make-up of the Regional Board will not be affected by this transfer. Accordingly, the transfer will have no effect upon Chesterfield's participation in the operation of the Governor's School. The transfer also will not affect the debt on the property. Currently, there are approximately \$2.4 million in outstanding bonds, and the Board has adopted a resolution agreeing to a moral obligation to re-pay one-third of that amount. Nor will the transfer affect title to all other public schools in Chesterfield, which are titled in the name of the County in accordance with the County Charter. It is likely that the Appomattox Governor's School will make a similar request in the near future.

0505:75026.1(75027.1)

RESOLUTION

WHEREAS, the Board of Supervisors of Chesterfield County, Virginia, participates in the Maggie L. Walker Governor's School for Government and International Studies ("Governor's School"), which is governed by the Regional Board; and

WHEREAS, the title to the building which houses the Governor's School and the surrounding property, ("Governor's School Property") is held by the Maggie L. Walker Renovation Foundation ("Foundation"); and

WHEREAS, Va. Code Ann. §22.1-26 permits the Regional Board to hold title to the Governor's School Property with the approval of the participating school boards and the respective local governing bodies; and

WHEREAS, the Foundation desires to transfer title to the Governor's School Property to the Regional Board as permitted by Va. Code Ann. §22.1-26.; and

WHEREAS, the Board of Supervisors of Chesterfield County, Virginia, approves of the title to the Governor's School Property being vested in the Regional Board;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Chesterfield County, Virginia, hereby approves of the transfer of title to the Governor's School Property from the Foundation to the Regional Board.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Page 1 of 1

Meeting Date: April 25, 2007

Item Number: 8.B.11.

Subject:

Authorize County Administrator to Execute an Agreement with Petersburg, Virginia to Provide Building Official Services

County Administrator's Comments:

Recommend Approval

County Administrator:

WDR

Board Action Requested:

Authorize County Administrator to execute an agreement on behalf of the county to provide assistance to the City of Petersburg Building Inspection department.

Summary of Information:

Due to shortages in properly certified staff, the City of Petersburg has requested short term technical assistance from the County's Building Inspection Department. Petersburg has requested that the County provide it with an experienced and certified building inspector on a part-time basis to assist them while they recruit and train new staff. The Building Inspection Department has a certified and qualified employee who is able to provide the service requested to Petersburg while still performing his necessary functions with the County. Under the agreement, Petersburg will reimburse the County for the Building Inspection employees' salary for the time while the employee provides service to Petersburg. It is anticipated that the County will provide assistance for the next 8 months, after which time Petersburg expects to be properly staffed with sufficient certified personnel.

Preparer: William D. Dupler Title: Building Official

Attachments:



Yes



No

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**AGREEMENT TO PROVIDE
BUILDING OFFICIAL SERVICES**

This Agreement, made and entered into this 1st day of May, 2007 by and between the **COUNTY OF CHESTERFIELD**, a political subdivision of the Commonwealth of Virginia (hereinafter referred to as "**Chesterfield**") and the **CITY OF PETERSBURG**, a municipal corporation organized and incorporated in accordance with the law of the Commonwealth of Virginia (hereinafter referred to as "**Petersburg**")

RECITALS:

WHEREAS, Va. Code § 36-105 and the Virginia Uniform Statewide Building Code ("**VUSBC**") require that all Virginia localities maintain a Building Inspection Department which is obligated to enforce the provisions of the VUSBC; and

WHEREAS, each Building Inspection Department must be staffed by a Building Official who has obtained Certification to serve as a Building Official from the Virginia Board of Housing and Community Development ("**BHCD**") in accordance with the Virginia Certification Standards (13 VAC 5-21); and

WHEREAS, Petersburg has a need for additional qualified Building Code Technical Assistants who meet the certification requirements of the VUSBC and the Virginia Certification Standards; and

WHEREAS, Petersburg has requested that Chesterfield enter into an agreement with Petersburg to provide Petersburg with the assistance of an employee of Chesterfield's Building Inspection Department who meets the certification requirements described herein and who can, on a temporary basis assist Petersburg in meeting its obligations under the Virginia Code and the VUSBC by serving as an interim Building Code Technical Assistant for Petersburg; and

WHEREAS, Chesterfield is willing to provide such assistance, in the form and pursuant to the conditions described in this Agreement; and

WHEREAS, it is deemed mutually beneficial to both Chesterfield and Petersburg to enter into this Agreement; and

WITNESSETH:

For and in consideration of the mutual benefits to be derived by both Chesterfield and Petersburg, the parties hereby covenant and agree as follows:

1. Chesterfield will provide to Petersburg for Petersburg's use in the enforcement of the VUSBC the services of one employee of the Chesterfield County Building Inspection Department to serve as a Building Code Technical Assistant for the City of Petersburg on an interim basis (an "**Interim Building Code Technical Assistant**"). The Interim Building Code Technical Assistant will be available to provide

sufficient assistance to ensure that Petersburg complies with its obligations under Va. Code § 36-105 and the VUSBC.

2. The Interim Building Code Technical Assistant shall, while serving as an Interim Building Code Technical Assistant for Petersburg, also be available to perform his normal functions as an employee of the Chesterfield County Building Inspection Department, it being understood by the parties that the requirements of the Interim Building Code Technical Assistant should require less than a 40-hour work week.

3. The Interim Building Code Technical Assistant shall have all of the proper licenses and certifications issued by the BHCD so that he can lawfully serve as a Building Code Technical Assistant for the City of Petersburg on an interim basis.

4. It is the mutual intent of the parties that the services provided by Chesterfield under this Agreement shall be temporary in nature. Petersburg shall diligently work to ensure that its current employees shall obtain the necessary certifications from the BHCD to serve as Building Code Technical Assistants for the City of Petersburg on a permanent basis. Petersburg represents that it has begun the process of obtaining such certification and hereby makes a good faith representation to Chesterfield that it anticipates that the current employees of its Building Inspection Department will obtain such certification and be prepared to serve as certified Building Code Technical Assistants within a period of eight (8) months from the date of this Agreement.

5. This Agreement shall run for a period of 30 days, beginning on May 1, 2007 and ending on May 31, 2007; provided, however, that it shall automatically renew for additional 30-day periods unless terminated by either Chesterfield or Petersburg by written notice delivered at least 10 days prior to the end of any 30 day period. The Agreement shall terminate at the end of eight (8) months unless it is renewed for an additional period by action of the governing body of each of the parties.

6. Petersburg shall be responsible for providing the salary and benefits of the Interim Building Code Technical Assistant during all of the time when the Interim Building Code Technical Assistant provides services to Petersburg. The Interim Building Code Technical Assistant shall be so compensated at \$_____ per hour, the rate of his current salary and benefits as an employee of Chesterfield County. During the term of this Agreement Chesterfield shall advance payment to the Interim Building Code Technical Assistant in accordance with Chesterfield's normal payroll and shall send Petersburg an invoice at the end of each two-week payroll period which itemizes the amount of salary and reimbursement for which Petersburg is obligated to pay Chesterfield. The invoice shall reflect a pro rata distribution of the Interim Building Code Technical Assistant's salary, with Petersburg obligated to reimburse Chesterfield for its proportional share of the 40-hour work week of the Interim Building Code Technical Assistant.

7. During all times when the Interim Building Code Technical Assistant provides services to Petersburg, Petersburg shall be obligated to provide Workers

Compensation Insurance and liability insurance coverage to the Interim Building Code Technical Assistant.

8. Neither party to this Agreement shall be liable to the other party hereto for any personal injury or death or for any loss or damage to equipment resulting from the performance of any services under this Agreement, whether such loss, damage, injury or death shall occur within or without the jurisdictional boundaries of the respective parties hereto and including loss, damage, injury or death incurred when going to or returning from the other jurisdiction to provides services in accordance with this Agreement.

9. The services performed and expenditures made under this Agreement shall be deemed to be for public and governmental purposes and all immunities from liability enjoyed by the local government, and the Building Inspection Department and its employees, shall extend to the services rendered under this Agreement.

10. The services rendered under this Agreement shall be rendered under the direction of the Petersburg Building Official and City Manager.

11. This Agreement may be amended or modified by the written consent of both parties hereto at any time.

12. Any Notice required to be given hereunder shall be given in writing and by hand delivery to the Chief Administrative Officer of the locality receiving the notice.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, and pursuant to the authority of the governing body of each locality, the parties hereto have executed this Agreement as of the date first above written.

CITY OF PETERSBURG

By: _____
City Manager

Approved as to form:

City Attorney

COUNTY OF CHESTERFIELD

By: _____
County Administrator

Approved as to form:

Senior Assistant County Attorney



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
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Meeting Date: April 25, 2007

Item Number: 8.3.12.

Subject: Request to Reconsider an Amendment to the FY2008 School Budget for an At-risk Preschool Initiative, and Transfer of Funds

County Administrator's Comments:

County Administrator: _____

Board Action Requested:

At the request of Mr. King, the Board is asked to reconsider its position on School's at-risk preschool initiative, and approve an amendment to the FY2008 school budget in the amount of \$750,000. The Board is also asked to transfer \$386,100 from the county's FY2008 budget for appropriation in the school's instruction category, effective July 1, 2007.

Summary of Information:

Attached is a letter from the School Board chairman requesting the Board of Supervisors to reconsider the at-risk preschool initiative for the FY2008 budget. On April 11, 2007 the Board of Supervisors adopted a budget and appropriations resolution reflecting a reduction to the school budget of \$750,000 for this program. The local portion of funding in the amount of \$386,100 was set aside in a county reserve and is available to transfer and appropriate to the school budget. The Board can amend the school budget for the cost of the at-risk preschool initiative, with the appropriation of the state funding in the amount of \$363,900 to occur at a later date, most likely during the first quarter review when schools has updated figures for state and other funding.

Preparer: Allan M. Carmody

Title: Director, Budget and Management

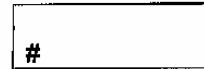
Attachments:



Yes



No



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CHESTERFIELD COUNTY PUBLIC SCHOOLS

Marcus J. Newsome, Ed.D. Superintendent

April 25, 2007

Mr. Kelly E. Miller, Chairman
Chesterfield County Board of Supervisors

BY HAND

Dear Mr. Miller:

I am requesting that the Board of Supervisors restore funding in the School Board budget in the amount of \$750,000 for a preschool program to serve 100 at-risk four year-olds. We are unable to serve these students with existing Title 1 and Head Start programs. We estimate that a program to serve 100 at-risk students each year would cost \$610,010 annually, with \$363,888 of that amount supported by state matching funds. Local funding would be required in the amount of approximately \$246,122 annually.

The School Board believes that the investment of less than \$250,000 of local dollars annually would greatly benefit the children who participate and avoid future costs associated with special education services and other supports needed to address academic deficits. There is considerable research on the instructional model being proposed that demonstrates lasting economic and social benefits in addition to the individual benefits from such a program. I am including a letter of support that I received from our elementary administrators and a copy of remarks made by the President of the Chesterfield Education Association at our meeting last evening. In addition to support from educators, it is our understanding that the Greater Richmond Chamber of Commerce had planned to speak last evening on behalf of Chesterfield's participation in the at-risk preschool initiative before we deferred action on this agenda item. I believe these are examples of support from educators and business leaders. They advocate for early intervention to ensure these at-risk students are prepared for future academic and social success.

I assure you that this School Board has been diligent in its review – the proposed program meets a real need and is soundly based on extensive research. I want to further assure you and the supervisors that this initiative does not signal School Board support for universal pre-kindergarten. On behalf of the superintendent and all school board members, I respectfully ask that you reconsider and include in our approved budget the funds to initiate a preschool program for at-risk four year olds.

Sincerely,

Thomas J. Doland
Chairman, School Board

TJD/CLC

CC: Supervisors
School Board Members
Lane B. Ramsey, County Administrator
Marcus J. Newsome, Ed.D.

SCHOOL BOARD

Marshall W. Trammell, Jr.
Bermuda
Dianne E. Pettitt
Clover Hill
David S. Wyman
Dale
Thomas J. Doland
Matoaca
James R. Schroeder, D.D.S.
Midlothian

**TO: Tom Doland, Chairman
Chesterfield County School Board**

FROM: Elementary Principals and Assistant Principals

SUBJECT: Support of Funding the Pre-School Initiative for At-Risk Four Year-Olds Beginning Fall, 2007

DATE: April 23, 2007

The elementary principals and assistant principals appreciate that you, as a Board, are giving further thought and consideration to approving implementation of the preschool initiative in Chesterfield County Public Schools. It is an initiative that is designed to provide additional resources to our most important constituents – our children and future leaders.

We fully endorse the Chesterfield County School Board's proposed recommendation to fund implementation of the Virginia Preschool Initiative program for at-risk four year-old children in seven elementary schools beginning in the fall, 2007. VPI funds have been available for several years and CCPS has not taken advantage of the funding for a variety of reasons. However, with our current emphasis on closing the achievement gap, the opportunity has come full-force for us to assure a good start for our most at risk students by taking advantage of state funding that will offset the start-up costs for such programs.

The No Child Left Behind legislation mandates that ALL children meet expected academic benchmarks in reading and mathematics in grades 3-8. Unfortunately, all children do not enter school equally prepared to meet those benchmarks. Those children who have had the advantage of enriched experiences at home or in a pre-school environment make greater strides faster once they matriculate in school, leaving their disadvantaged peers behind.

We believe that all children deserve an equal opportunity to meet the expectations which our community, our state, and our nation have for them. But we know that "equal" and "same" are not synonyms. We believe that we have a moral and educational responsibility to intervene and to provide those children who are at-risk of not achieving the established mandates—through no fault of their own—with pre-school education which will prepare them to succeed in school.

Address to Chesterfield County School Board
February 27, 2007

Good evening, members of the School Board and Dr. Newsome. My name is Lois Stanton. I am President of the Chesterfield Education Association.

I'd like to thank the Board and Dr. Newsome for providing teachers with the opportunity to be heard at the "Teacher Engagement" forum on March 27, 2007. For those attending, the session provided a chance to be heard as individuals and as representatives of their school faculties. For those who participated electronically, it was an opportunity to be counted and to respond to critical questions. For many, the format provided a unique opportunity to address concerns and discuss issues with a School Board member or the Superintendent. Those participating in the work session learned that some of their concerns are not unique to their classroom or even school. At the end of the evening it was clear that there were several common concerns that resonated with each of the teacher groups. I believe that everyone involved benefited from the experience and again, I thank you for making the conversations possible.

I know that some of the issues discussed that during the "Teacher Engagement" work session have already been part of a continuing conversation focused on how Chesterfield Schools can address these needs. Though many of the concerns raised were not new issues, fully understanding the impact of the issues on teachers and students is the first step in the problem solving process. The members of the Chesterfield Education Association appreciate the commitment you have shown to understanding teachers' concerns and we will continue to support efforts to improve teacher's working conditions.

I also want to express the appreciation of CEA members for your support of expanded early childhood programming. The Pre-K classes in the Financial Plan demonstrate a commitment to preparing Chesterfield's children for *their* futures. Research has clearly demonstrated that the readiness of our kindergarten students to begin the elementary curriculum is a critical factor in the success of those students in years to come. I congratulate you for your foresight in addressing the needs of these Chesterfield children.

The CEA also recognizes your continuing commitment to increasing salaries. While I understand that reductions in the expected funding from the Board of Supervisors have required some adjustments to the budget, you demonstrated your support of employees through your decision not to propose reductions in the salary to meet the new budget constraints. It is a continuing concern of the CEA that minimal funding of our schools creates a rapidly growing backlog of expenses that threatens the quality of the school system.

Every child deserves great public schools.

Lois Stanton
President, Chesterfield Education Association



**CHESTERFIELD COUNTY
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Meeting Date: April 25, 2007

Item Number: 16.D.

Subject:

PUBLIC HEARING: Consider the Exercise of Eminent Domain for the Acquisition of Water and Temporary Construction Easements for the Southwest Corridor Waterline Project - Part A

County Administrator's Comments:

Recommend Approval

County Administrator: _____

LAR

Board Action Requested:

Authorize the County Attorney to proceed with eminent domain for the acquisition of water and temporary construction easements for the Southwest Corridor Waterline and authorization to enter and take such easements prior to eminent domain proceedings.

Summary of Information:

Staff has been negotiating for acquisition of variable width permanent water and temporary construction easements for the Southwest Corridor Waterline Project. The following offers have been made and refused or not responded to: Estelle Bolling, 9109 River Road, PIN: 764611587000000, \$2,507.00, Charles I. and Nancy A. Thacker, 9501 River Road, PIN: 759612912200000, \$5,073.00, Delmar Jackson Shumate, Jr., 10100 Graves Road, PIN: 755619414800000, \$665.00, Robert Friedel and Suzanne Friedel, 15401 Nash Road, PIN: 755627357600000, \$594.00. It is necessary to proceed with the use of eminent domain for the health and safety of the public. Staff will continue to negotiate with the owners in an effort to acquire the easements. This item has been revised to eliminate landowners where easement agreements have been signed. Approval is recommended.

District: Matoaca

Preparer: Dean R. Sasek **Title:** Assistant Right of Way Manager

Attachments:



Yes



No

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**CHESTERFIELD COUNTY
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Meeting Date: April 25, 2007

Budget and Management Comments:

Sufficient funding is available in the Southwest Corridor Waterline System project budget to cover the cost of the acquisition of the water and temporary construction easements.

Preparer: Allan M. Carmody

Title: Director, Budget and Management

VICINITY SKETCH

PUBLIC HEARING: CONSIDER THE EXERCISE OF
EMINENT DOMAIN FOR THE ACQUISITION OF EASEMENTS
FOR THE SOUTHWEST CORRIDOR WATERLINE PROJECT



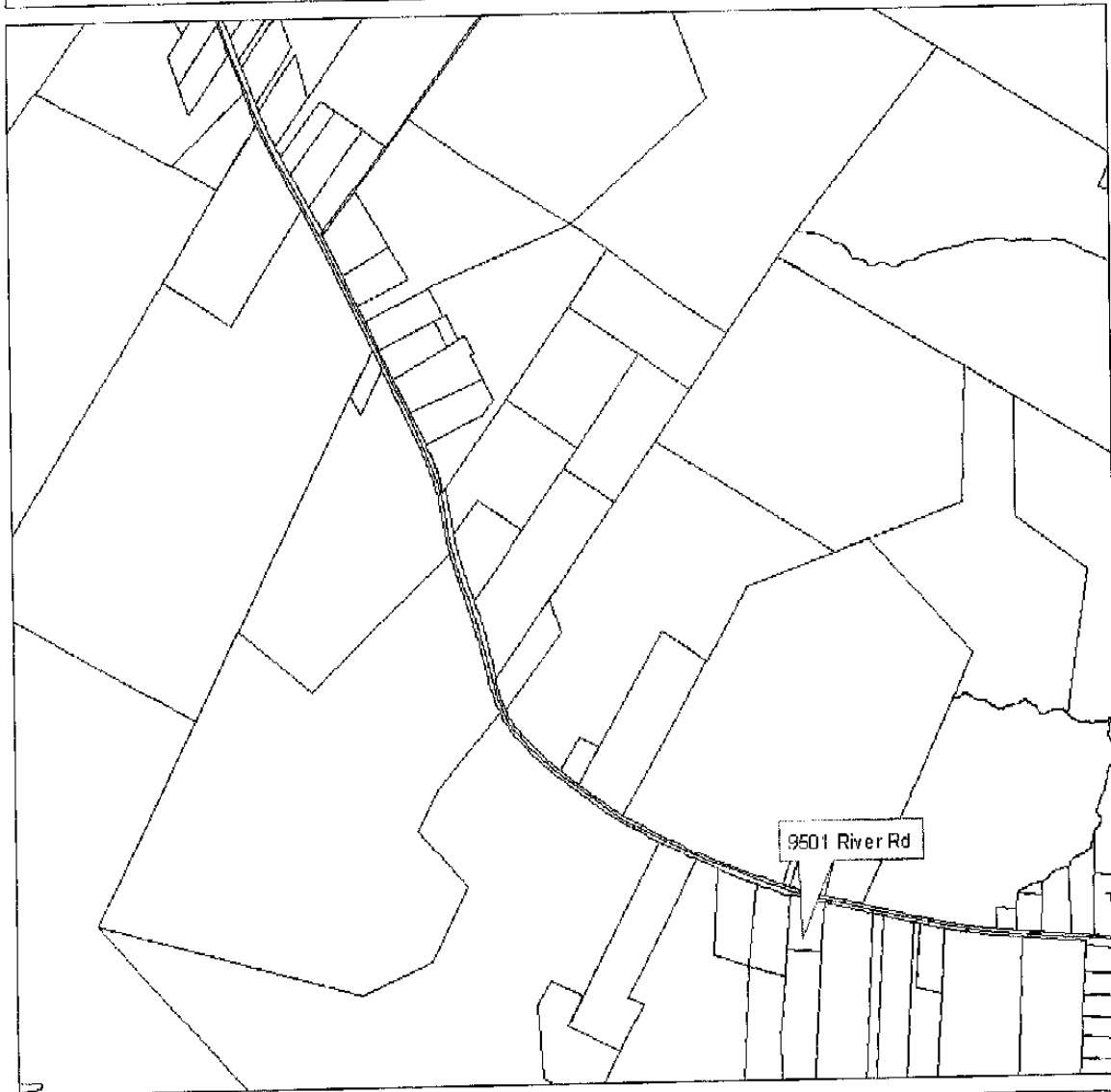
Chesterfield County Department of Utilities



1 inch equals 666.67 feet

VICINITY SKETCH

PUBLIC HEARING: CONSIDER THE EXERCISE OF
EMINENT DOMAIN FOR THE ACQUISITION OF EASEMENTS
FOR THE SOUTHWEST CORRIDOR WATERLINE PROJECT



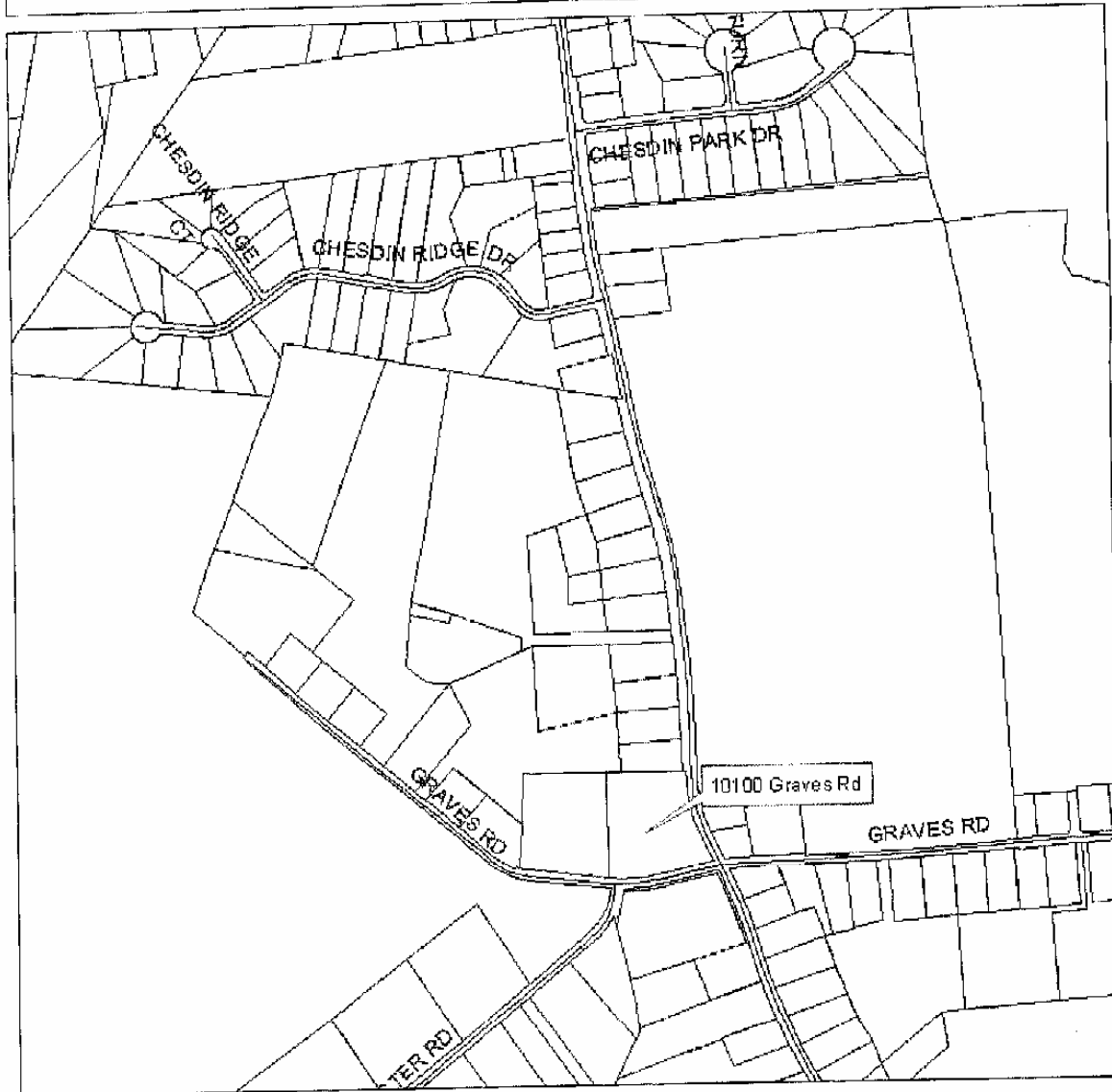
Chesterfield County Department of Utilities



1 inch equals 666.67 feet

VICINITY SKETCH

PUBLIC HEARING: CONSIDER THE EXERCISE OF
EMINENT DOMAIN FOR THE ACQUISITION OF EASEMENTS
FOR THE SOUTHWEST CORRIDOR WATERLINE PROJECT



Chesterfield County Department of Utilities



1 inch equals 666.67 feet

VICINITY SKETCH

PUBLIC HEARING: CONSIDER THE EXERCISE OF
EMINENT DOMAIN FOR THE ACQUISITION OF EASEMENTS
FOR THE SOUTHWEST CORRIDOR WATERLINE PROJECT



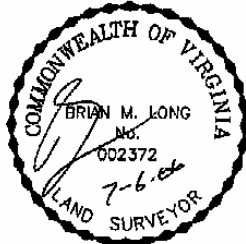
Chesterfield County Department of Utilities



1 inch equals 666.67 feet

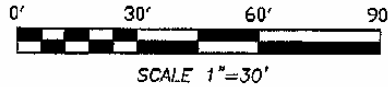
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PLAT PREPARED BY:
PRECISION MEASUREMENTS, INC.
2116 DABNEY ROAD
SUITE B5
RICHMOND, VA 23230



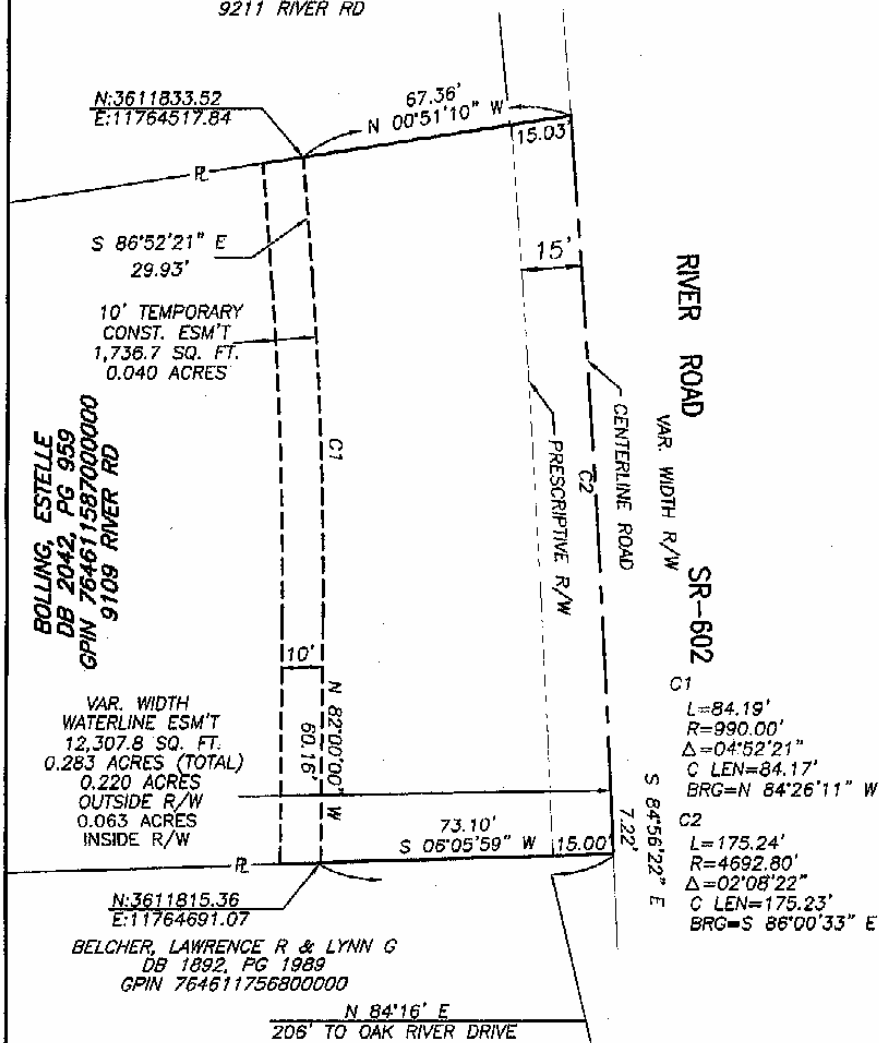
PLAT OF A
VARIABLE WIDTH
WATERLINE EASEMENT & A
10' TEMPORARY CONSTRUCTION
EASEMENT ACROSS THE PROPERTY
OF ESTELLE BOLLING

MATOACA DISTRICT ~ CHESTERFIELD CO.
VIRGINIA



ANDREWS, ALICE
D.B. 3641, PG. 387
CPIN 764611013600000
9211 RIVER RD

NAD 83



DATE: JULY 6, 2006

COUNTY PROJECT# 05-0147

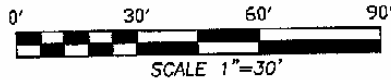
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PLAT PREPARED BY:
PRECISION MEASUREMENTS, INC.
2116 DABNEY ROAD
SUITE B5
RICHMOND, VA 23230



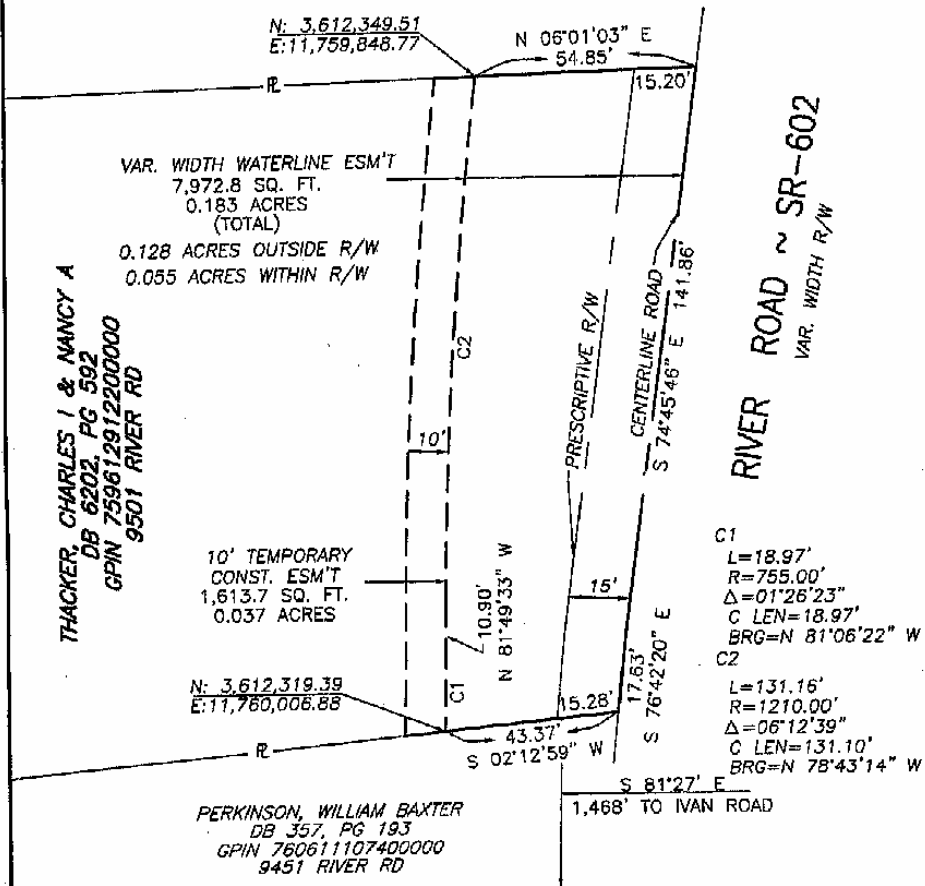
PLAT OF A
VARIABLE WIDTH
WATERLINE EASEMENT & A
10' TEMPORARY CONSTRUCTION
EASEMENT ACROSS THE PROPERTY
OF CHARLES I. & NANCY A. THACKER

MATOACA DISTRICT ~ CHESTERFIELD CO.
VIRGINIA



ROWLETT, WILFRED G
DB 2210, PG 1705
GPIN 759612742100000
9511 RIVER RD

NAD 83



DATE: JULY 07, 2006

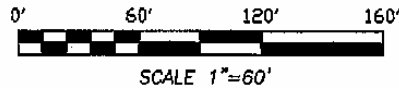
COUNTY PROJECT# 05-0147

THIS IS NOT A BOUNDARY SURVEY

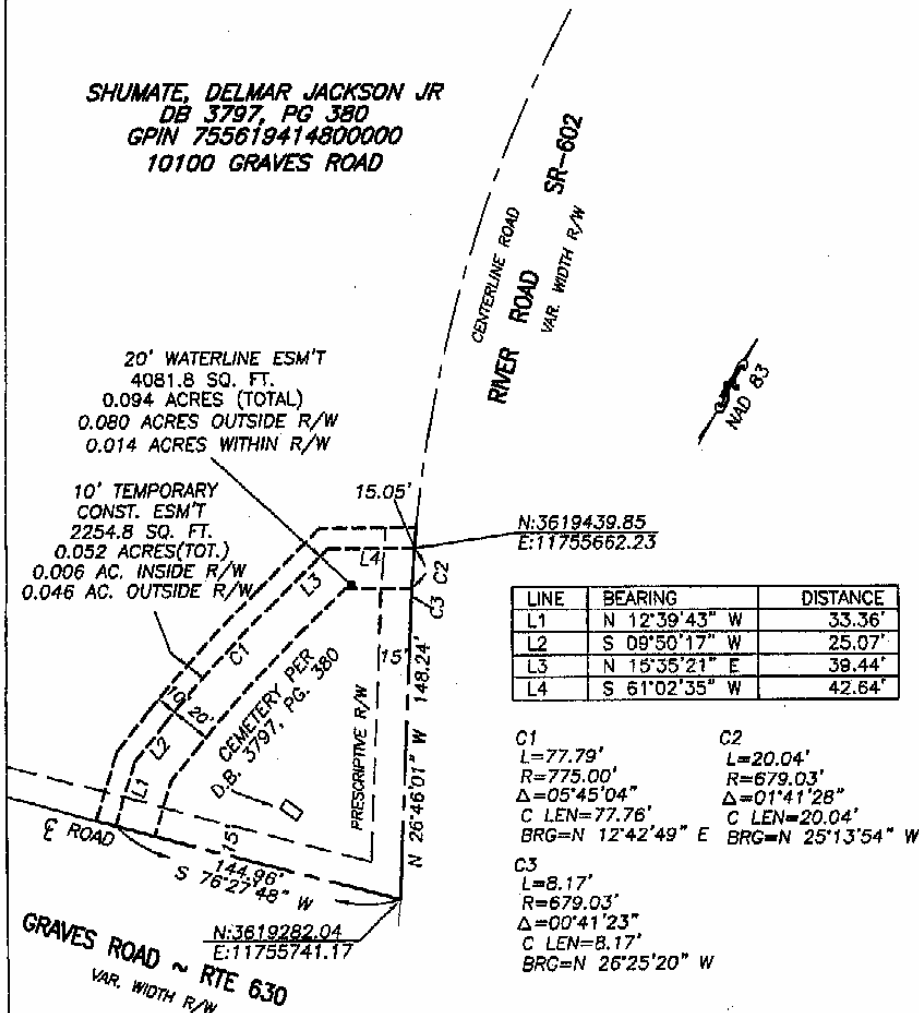
PLAT PREPARED BY:
PRECISION MEASUREMENTS, INC.
2116 DABNEY ROAD
SUITE B5
RICHMOND, VA 23230

PLAT OF A
20' WATERLINE EASEMENT & A
10' TEMPORARY CONSTRUCTION
EASEMENT ACROSS THE PROPERTY
OF DELMAR JACKSON SHUMATE, JR.

MATOACA DISTRICT ~ CHESTERFIELD CO.
VIRGINIA



SHUMATE, DELMAR JACKSON JR
DB 3797, PG 380
GPIN 755619414800000
10100 GRAVES ROAD



20' WATERLINE ESM'T
4081.8 SQ. FT.
0.094 ACRES (TOTAL)
0.080 ACRES OUTSIDE R/W
0.014 ACRES WITHIN R/W

10' TEMPORARY
CONST. ESM'T
2254.8 SQ. FT.
0.052 ACRES (TOT.)
0.006 AC. INSIDE R/W
0.046 AC. OUTSIDE R/W

N:3619439.85
E:11755662.23

LINE	BEARING	DISTANCE
L1	N 12°39'43" W	33.36'
L2	S 09°50'17" W	25.07'
L3	N 15°35'21" E	38.44'
L4	S 61°02'35" W	42.64'

C1
L=77.79'
R=775.00'
Δ=05°45'04"
C LEN=77.76'
BRG=N 12°42'49" E

C2
L=20.04'
R=679.03'
Δ=01°41'28"
C LEN=20.04'
BRG=N 25°13'54" W

C3
L=8.17'
R=679.03'
Δ=00°41'23"
C LEN=8.17'
BRG=N 26°25'20" W

DATE: SEPT 18, 2006

COUNTY PROJECT# 05-0147

PLAT OF A
VAR. WIDTH WATERLINE EASEMENT & A
VAR. WIDTH TEMP. CONSTRUCTION
EASEMENT ACROSS THE PROPERTY
ROBERT & SUZANNE FRIEDEL

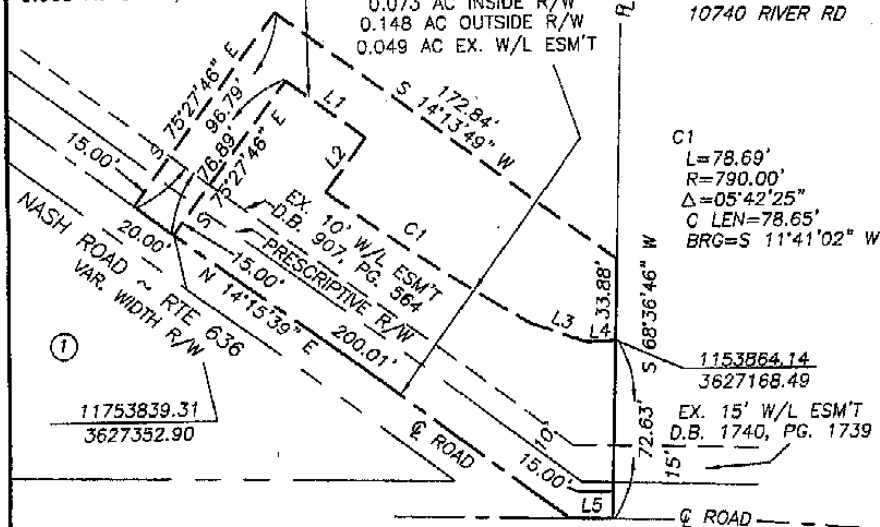
MATOACA DISTRICT ~ CHESTERFIELD CO.
VIRGINIA

FRIEDEL, ROBERT & SUZANNE
DB 2900, PG 812
GPIN 755627357600000
15401 NASH RD

VAR. WIDTH TEMP.
CONST. ESM'T
7902.3 SQ. FT.
0.181 ACRES (TOT.)
0.007 AC INSIDE R/W
0.169 AC OUTSIDE R/W
0.005 AC EX. W/L ESM'T

VAR. WIDTH WATERLINE
EASEMENT
11782.1 SQ. FT.
0.270 ACRES (TOTAL)
0.073 AC INSIDE R/W
0.148 AC OUTSIDE R/W
0.049 AC EX. W/L ESM'T

GILL GROVE BAPTIST CHURCH
DB 1455 PG 3222
GPIN 75462715200000
10740 RIVER RD



RIVER ROAD ~ RTE 602
VAR. WIDTH R/W

① SAUNDERS, RICKY L & SHERYL R
DB 2582, PG 161
GPIN 753627747600000
10810 RIVER RD

LINE	BEARING	DISTANCE
L1	S 14°13'49\" W	40.00'
L2	N 75°27'46\" W	27.13'
L3	S 02°25'11\" E	25.00'
L4	S 24°55'11\" E	11.08'
L5	N 20°35'59\" W	17.52'

0' 50' 100' 150'
SCALE 1\"=50'



PLAT PREPARED BY:
PRECISION MEASUREMENTS, INC.
2116 DABNEY ROAD
SUITE B5
RICHMOND, VA 23230

DATE: SEPT. 28, 2006

COUNTY PROJECT# 05-0147



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Page 1 of 2

Meeting Date: April 25, 2007

Item Number: 16.F.

Subject:

PUBLIC HEARING: Consider the Exercise of Eminent Domain for the Acquisition of Water and Temporary Construction Easements for the Southwest Corridor Waterline Project - Part B

County Administrator's Comments: *Recommend Approval*

County Administrator: *LR*

Board Action Requested:

Authorize the County Attorney to proceed with eminent domain for the acquisition of water and temporary construction easements for the Southwest Corridor Waterline and authorization to enter and take such easements prior to eminent domain proceedings.

Summary of Information:

Staff has been negotiating for acquisition of variable width permanent water and temporary construction easements for the Southwest Corridor Waterline Project. The following offer has been made and refused or not responded to: Wayne B. and Sara J. Campbell, 12830 River Road, PIN: 737641803800000, 12840 River Road, PIN: 735640669300000, \$4,547.41, Johnnie L. and Deborah W. Powers, 12901 River Road, PIN: 734640887700000, \$5,787.00. It is necessary to proceed with the use of eminent domain for the health and safety of the public. Staff will continue to negotiate with the owners in an effort to acquire the easements. This item has been revised to eliminate landowners where easement agreements have been signed. Approval is recommended.

District: Matoaca

Preparer: Dean R. Sasek **Title:** Assistant Right of Way Manager

Attachments:



Yes



No

#



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Page 2 of 2

Meeting Date: April 25, 2007

Budget and Management Comments:

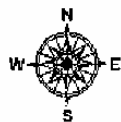
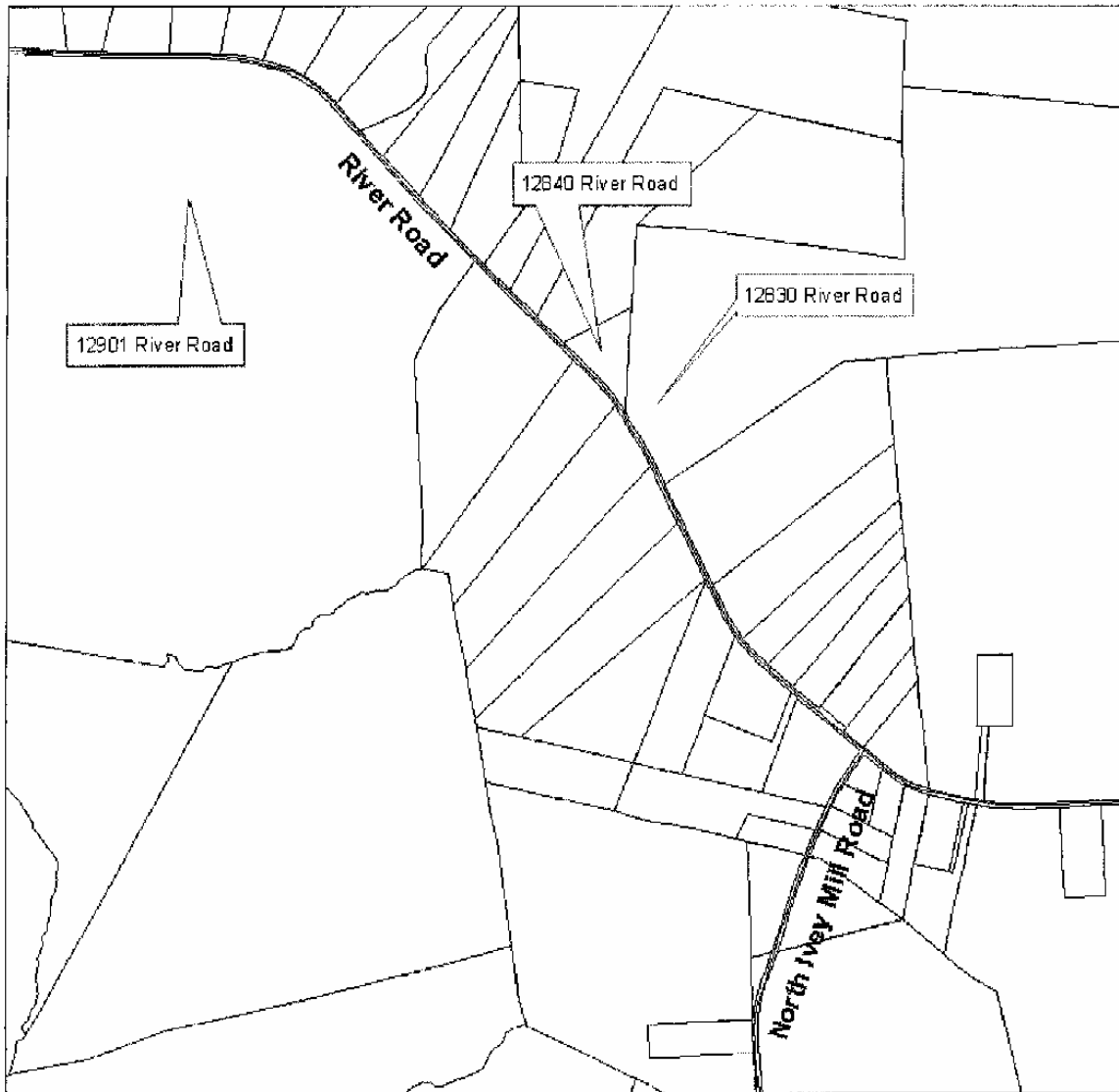
Sufficient funding is available in the Southwest Corridor Waterline System project budget to cover the cost of the acquisition of the water and temporary construction easements.

Preparer: Allan M. Carmody

Title: Director, Budget and Management

VICINITY SKETCH

**PUBLIC HEARING: CONSIDER THE EXERCISE OF EMINENT
DOMAIN FOR THE ACQUISITION OF WATER AND
TEMPORARY CONSTRUCTION EASEMENTS FOR THE
SOUTHWEST CORRIDOR WATERLINE PROJECT - PART B**



Chesterfield County Department of Utilities



1 inch equals 833.33 feet

PROPERTY OF: WAYNE B. CAMPBELL AND SARA J. CAMPBELL

REFERENCES: D.B. 2457, P. 757; D.B. 2457, P. 759-PLAT

PARCEL IDENTIFICATION NUMBER 737841903800000

AREAS: AREA OF PROPOSED WATER EASEMENT TO BE ACQUIRED: 22.819 SQ. FT. OR 0.526 ACRES.

AREA OF PROPOSED WATER EASEMENT WITHIN 30' PREScriptive RIGHT-OF-WAY TO BE ACQUIRED: 7,382 SQ. FT. OR 0.169 ACRES.

AREA OF TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED: 5,468 SQ. FT. OR 0.126 ACRES.

NOTES:

1. MERIDIAN SOURCE AND COORDINATES SHOWN HEREON ARE BASED ON VIRGINIA COORDINATE SYSTEM (SOUTH ZONE), NAD83 (VA. MAIN).
2. PROPERTY LINE INFORMATION IS BASED ON VARIOUS PLATS AND DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
3. THIS PLAT IS FOR EASEMENT ACQUISITION AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO SHOW ANY PHYSICAL IMPROVEMENTS NOR ALL EASEMENTS THAT MAY AFFECT THE PROPERTY.



Real 4/26/06
RTR

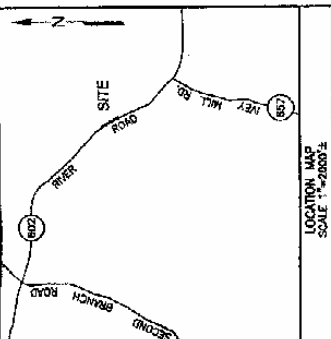
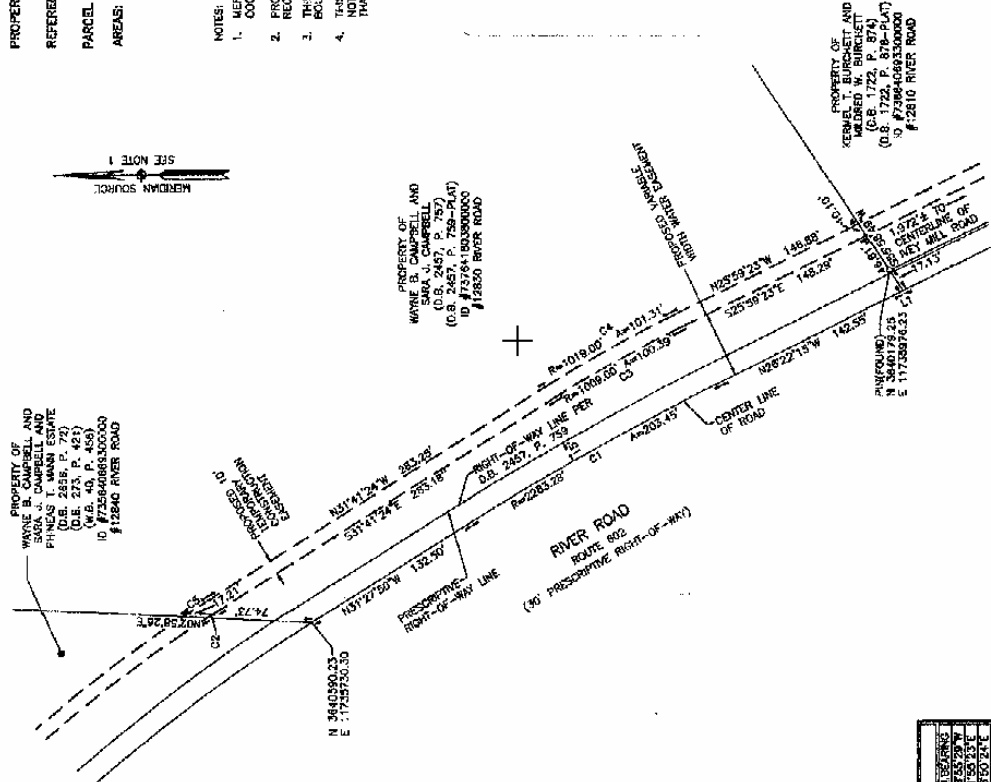
PLAT SHOWING PROPOSED EASEMENTS
TO BE ACQUIRED FROM
WAYNE B. CAMPBELL AND SARA J. CAMPBELL
BY
CHESTERFIELD COUNTY, VIRGINIA

FOR
THE SOUTHWEST CORRIDOR
RIVER/BRIDGEWAY ROADS WATERLINE
COUNTY PROJECT NO. 08-0149
UNIONDALE DISTRICT, CHESTERFIELD COUNTY, VIRGINIA
SCALE: 1"=50'

APRIL 23, 2006
REVISED: JULY 23, 2006
ROUSE-SIRRINE ASSOCIATES, LTD.
SURVEYORS AND MAPPING CONSULTANTS
10000 RIVER ROAD, SUITE 200
VIRGINIA BEACH, VIRGINIA 23462
TEL: (757) 496-2300 FAX: (757) 496-0138
www.rouse-sirrine.com



0 25 50 100 150 FEET
GRAPHIC SCALE
SHEET 1 OF 1

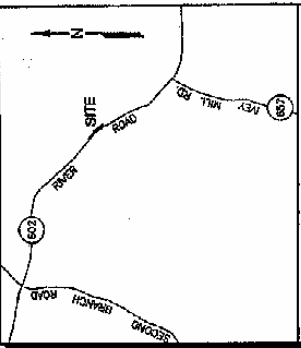


LINE TABLE	
NO.	DESCRIPTION
1.	205' 50.15' W 2.02'

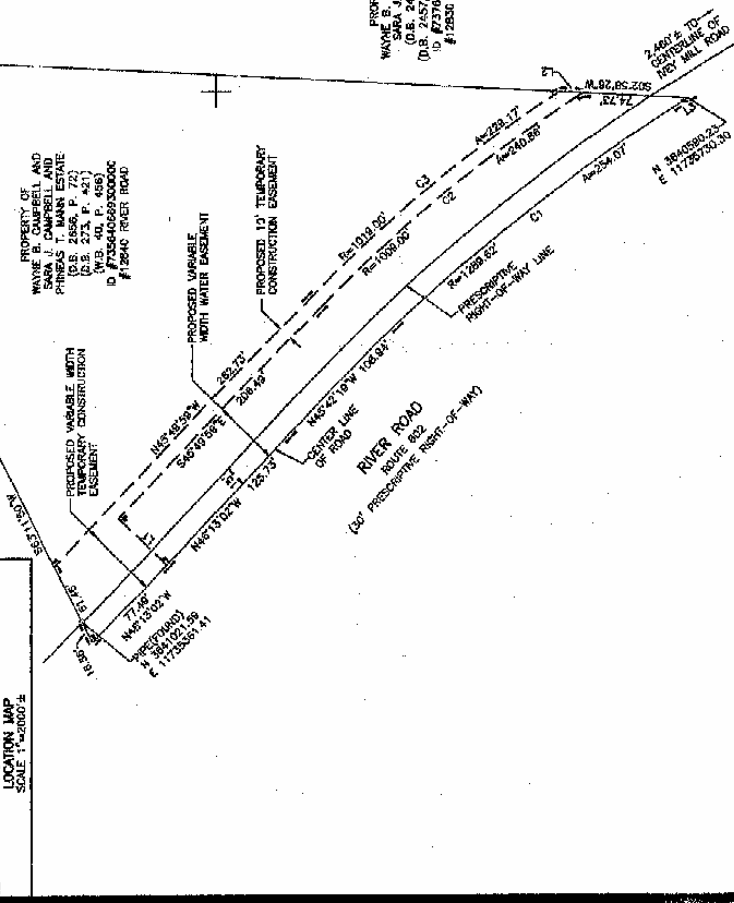
CURVE TABLE			
NO.	POINTS	DATE	CHANGING
1.	205' 50.15' W 2.02'	10/17/05	152' 65.29' W
2.	108' 00' 102' 27.58' E 3.00'	4/10/06	151' 50.15' E
3.	101' 00' 102' 27.58' E 3.00'	4/10/06	151' 50.15' E
4.	101' 00' 102' 27.58' E 3.00'	4/10/06	151' 50.15' E
5.	101' 00' 102' 27.58' E 3.00'	4/10/06	151' 50.15' E

CURVE TABLE			
NO.	BEARING	CHORD	CHORD BEARING
1	N 117° 17' 30" E	127.45	N 77° 30' 00" E
2	N 117° 17' 30" E	127.45	N 77° 30' 00" E
3	N 117° 17' 30" E	127.45	N 77° 30' 00" E
4	N 117° 17' 30" E	127.45	N 77° 30' 00" E
5	N 117° 17' 30" E	127.45	N 77° 30' 00" E

CURVE TABLE			
NO.	BEARING	CHORD	CHORD BEARING
1	N 117° 17' 30" E	127.45	N 77° 30' 00" E
2	N 117° 17' 30" E	127.45	N 77° 30' 00" E
3	N 117° 17' 30" E	127.45	N 77° 30' 00" E
4	N 117° 17' 30" E	127.45	N 77° 30' 00" E
5	N 117° 17' 30" E	127.45	N 77° 30' 00" E



SEE NOTE 1
MERIDIAN SOURCE



PROPERTY OF: WAYNE B. CAMPBELL AND SARA J. CAMPBELL
AND PHINEAS T. MANN ESTATE
REFERENCES: D.B. 2858, P. 72; D.B. 273, P. 421; W.B. 40, P. 456
PARCEL IDENTIFICATION NUMBER: 735640689300000
AREAS: AREA OF PROPOSED WATER EASEMENT TO BE ACQUIRED: 21.887 SQ. FT.
OR 0.492 ACRES.
AREA OF PROPOSED WATER EASEMENT WITHIN 30' PREScriptive RIGHT-OF-WAY
TO BE ACQUIRED: 7.284 SQ. FT. OR 0.168 ACRES.
AREA OF TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED: 8.274 SQ. FT.
OR 0.190 ACRES.
AREA OF VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT WITHIN 30' PREScriptive
RIGHT-OF-WAY TO BE ACQUIRED: 1.121 SQ. FT. OR 0.026 ACRES.

- NOTES:
1. MERIDIAN SOURCE AND COORDINATES SHOWN HEREON ARE BASED ON VIRGINIA COORDINATE SYSTEM (SOUTH ZONE), NAD83 (VA HABS).
 2. PROPERTY LINE INFORMATION IS BASED ON VARIOUS PLATS AND DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
 3. THIS PLAT IS FOR EASEMENT ACQUISITION AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THAT MAY AFFECT THE PROPERTY.



PLAT SHOWING PROPOSED EASEMENTS
TO BE ACQUIRED FROM
WAYNE B. CAMPBELL AND SARA J. CAMPBELL
AND PHINEAS T. MANN ESTATE
BY
CHESTERFIELD COUNTY, VIRGINIA
FOR
THE SOUTHWEST CORRIDOR
RIVER/RIVERWAY ROADS WATERLINE
COUNTY PROJECT NO. 05-0149
UNIONA DISTRICT CHESTERFIELD COUNTY, VIRGINIA
SCALE: 1"=50'
APRIL 10, 2006
REVISED: JULY 25, 2006
ROUSE-SIRINE ASSOCIATES, LTD.
3300 SULLY LANE
SUITE 200
FARMERSBURG, VIRGINIA 22432
TEL: (540) 825-9100 FAX: (540) 825-9106



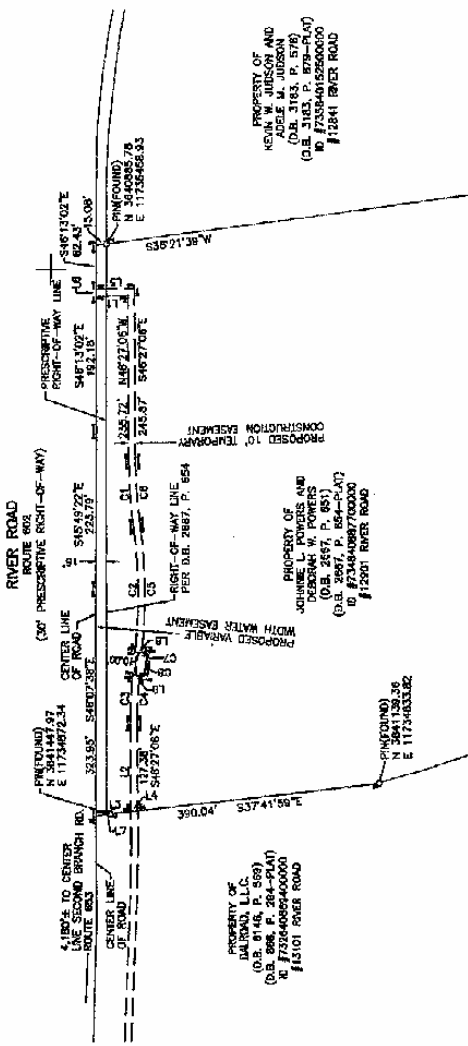
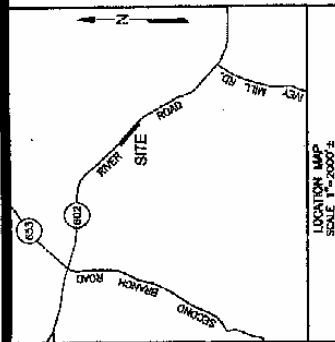
OR 0.174 ACRES.

4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO SHOW ANY PHYSICAL IMPROVEMENTS NOR ALL EASEMENTS THAT MAY AFFECT THE PROPERTY.

Year	2000	2001	2002	2003	2004
Share of GDP	1.0	1.0	1.0	1.0	1.0

SHEET 1 OF 1

CURVE TABLE						
NO.	SAMPLES	DELTA	AREA	TARGET	CHORD	CHORDING
C1	100.000	0.73712	49.487	91.933	155.515	155.515
C2	100.000	0.74239	50.414	93.841	157.423	157.423
C3	100.000	0.74766	51.341	95.749	159.331	159.331
C4	100.000	0.75293	52.268	97.657	161.239	161.239
C5	100.000	0.75820	53.195	99.565	163.147	163.147
C6	100.000	0.76347	54.122	101.473	165.055	165.055
C7	100.000	0.76874	55.049	103.381	166.963	166.963
C8	100.000	0.77401	55.976	105.289	168.871	168.871
C9	100.000	0.77928	56.903	107.197	170.779	170.779
C10	100.000	0.78455	57.830	109.105	172.687	172.687
C11	100.000	0.78982	58.757	111.013	174.595	174.595
C12	100.000	0.79509	59.684	112.921	176.503	176.503
C13	100.000	0.80036	60.611	114.829	178.411	178.411
C14	100.000	0.80563	61.538	116.737	180.319	180.319
C15	100.000	0.81090	62.465	118.645	182.227	182.227
C16	100.000	0.81617	63.392	120.553	184.135	184.135
C17	100.000	0.82144	64.319	122.461	186.043	186.043
C18	100.000	0.82671	65.246	124.369	187.951	187.951
C19	100.000	0.83198	66.173	126.277	189.859	189.859
C20	100.000	0.83725	67.100	128.185	191.767	191.767
C21	100.000	0.84252	68.027	130.093	193.675	193.675
C22	100.000	0.84779	68.954	132.001	195.583	195.583
C23	100.000	0.85306	69.881	133.909	197.491	197.491
C24	100.000	0.85833	70.808	135.817	199.399	199.399
C25	100.000	0.86360	71.735	137.725	201.307	201.307
C26	100.000	0.86887	72.662	139.633	203.215	203.215
C27	100.000	0.87414	73.589	141.541	205.123	205.123
C28	100.000	0.87941	74.516	143.449	207.031	207.031
C29	100.000	0.88468	75.443	145.357	208.939	208.939
C30	100.000	0.88995	76.370	147.265	210.847	210.847
C31	100.000	0.89522	77.297	149.173	212.755	212.755
C32	100.000	0.90049	78.224	151.081	214.663	214.663
C33	100.000	0.90576	79.151	152.989	216.571	216.571
C34	100.000	0.91103	80.078	154.897	218.479	218.479
C35	100.000	0.91630	81.005	156.805	220.387	220.387
C36	100.000	0.92157	81.932	158.713	222.295	222.295
C37	100.000	0.92684	82.859	160.621	224.203	224.203
C38	100.000	0.93211	83.786	162.529	226.111	226.111
C39	100.000	0.93738	84.713	164.437	228.019	228.019
C40	100.000	0.94265	85.640	166.345	229.927	229.927
C41	100.000	0.94792	86.567	168.253	231.835	231.835
C42	100.000	0.95319	87.494	170.161	233.743	233.743
C43	100.000	0.95846	88.421	172.069	235.651	235.651
C44	100.000	0.96373	89.348	173.977	237.559	237.559
C45	100.000	0.96900	90.275	175.885	239.467	239.467
C46	100.000	0.97427	91.202	177.793	241.375	241.375
C47	100.000	0.97954	92.129	179.701	243.283	243.283
C48	100.000	0.98481	93.056	181.609	245.191	245.191
C49	100.000	0.99008	93.983	183.517	247.099	247.099
C50	100.000	0.99535	94.910	185.425	249.007	249.007



Rev. 7/27/06
BGR